

Dear Mr Haigh/Mr Long

Re. Planning application 6/2021/2363/FULL - Chancellors School: Proposed Extension and the Resulting Impact this will have to the surrounding area and its residents.

I am writing as an Pine Grove resident to object strongly to the above planning application.

This planning application would impact economically, socially and environmentally to the residents of Pine Grove, Brookmans Park Village and the surrounding area on grounds of bad Sustainability; Safety and Well Being.

Specifically the development impacts to Green Belt land and the additional traffic to the existing road safety issues that have still yet to be addressed/resolved by the School and Local and County Council, this will have a further serve impact to the surrounding Highways and the road network of the village that already suffers from severe traffic congestion and parking problems not to mention serve impact to the residents of Pine Grove, resulting from firstly not having address the previous ongoing short comings and short coming of the previous ill conceived planning approval and a Traffic Management Plan that the school has never adhered to and has continuously been Breach since the original granting of the previous Planning consent. The local and county council have a duty under its articles to take action to not only to have this breach corrected but also must denie any future planning applications by the school until such time the present breaches and road safety issues have been correctEd.

The development would destroy further the character and the well being of Pine Grove community and the village and make the traffic problems much more severe.

These infrastructure problems are not solvable as the proposed development area is adjacent to the protected Green belt areas and constrained road systems and with limited footpaths for pedestrians. The application remains silent with regards to the aspiration of the school wishing to expand further on becoming an Academy and the additional direct impact this in itself would have by directly increasing further the volume of traffic up and above; that would be vastly more in vehicle numbers than the presently estimated in the present Application, since the school last application of expansion and since becoming an Academy.

Further, as the proposed development is on Green Belt land I believe that the application falls short of achieving very special circumstances in order to be approved.

The school current pupils numbers is already too large for the village. Freedom of information shows that there is no unmet parental need for the school from its catchment area. It is understood that there is no forecast increased demand for places in this part of the County. I understand that increased school provision is being planned in the areas where there is demand which will increase parental choice. I would hope that this will mean that over time the size of the school may reduce in size as these new places become available in surrounding areas such places like Pottersbar's and Hatfield.

The bussing in of its pupils from long distances daily adds to the village's traffic problems and is surely not in the pupils' best interests as they would be better going to a closer school.

Having had a detailed look at the filed Application even though I had not been notified Of its existence, The application itself has not followed correctly due process of public notification and on this point alone the application has to be rejected until proper motivation to all is made in the first instance to all who must be notified in the first instance and not a selective few as has been the case.

It is interesting to note that the application remains also silent concerning the parking impact to Pine Grove which in itself a major problem and the absence of a viable working Traffic Plan. Therefore, the only sensible way forward until the present issues are resolved no further planning application must should be considered or approved.

The present application also does not appear to have fully examined other options for the better use of the existing site.

To summarise, the foregoing are the grounds on which planning permission is to be refused (although this list is not intended to be definitive) :

I trust that as this planning application clearly does not meet planning guidelines that it will be refused.

**Your sincerely,**

[Redacted signature]

[Redacted address]

**Email:** [Redacted email address]

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